

CARSON RIVER ADVISORY COMMITTEE

Minutes of the June 6, 2007 Meeting

Page 1

A regular meeting of the Carson River Advisory Committee was scheduled for 5:30 p.m. on Wednesday, June 6, 2007 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Charles Zimmerman
Tom Farrer
Mark McCubbin
Randy Pahl
Ernie Rink

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (5:32:17) - Chairperson Zimmerman called the meeting to order at 5:32 p.m. Roll was called; a quorum was present. Vice Chairperson Pugsley and Member Greytak were absent. Member Farrer arrived at 5:35 p.m.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:32:21) - None.

1. ACTION ON APPROVAL OF MINUTES - April 4, 2007 (5:32:41) - Member Pahl moved to approve the minutes. Member McCubbin seconded the motion. Motion carried 4-0.

2. MODIFICATIONS TO THE AGENDA (5:33:04) - Chairperson Zimmerman modified the agenda to address item 3-F prior to item 3-A. (5:39:50) At Mr. Guzman's request, Chairperson Zimmerman combined items 3-A and 3-B. (6:14:34) Chairperson Zimmerman further modified the agenda to combine items 3-C and 3-D.

3. AGENDA ITEMS:

3-A. ACTION TO RECOMMEND TO THE OPEN SPACE ADVISORY COMMITTEE AND BOARD OF SUPERVISORS APPROVAL OF A "PURCHASE AND SALE AGREEMENT" WITH THE ANDERSEN TRUST CONTAINING AN OFFER TO USE OPEN SPACE FUNDS IN THE AMOUNT OF \$3.5 MILLION FOR THE PURCHASE OF THE ANDERSEN RANCH, CONSISTING OF 86 ACRES AND LOCATED AT CARSON RIVER ROAD, APN 10-071-25; and
3-B. ACTION TO RECOMMEND TO THE OPEN SPACE ADVISORY COMMITTEE AND THE BOARD OF SUPERVISORS APPROVAL OF A "PURCHASE AND SALE AGREEMENT" WITH THE JARRARD TRUST, CONTAINING AN OFFER TO USE OPEN SPACE FUNDS IN THE AMOUNT OF \$4 MILLION FOR THE PURCHASE OF THE JARRARD RANCH, CONSISTING OF 395 ACRES AND LOCATED AT 4900 CARSON RIVER ROAD, APNs 10-071-26, -27, 10-021-46, -47, AND -58 (5:39:22) - Chairperson Zimmerman introduced these items. Mr. Guzman oriented the committee members to the subject parcels using a displayed aerial photograph, and reviewed the staff

CARSON RIVER ADVISORY COMMITTEE

Minutes of the June 6, 2007 Meeting

Page 2

reports. Member Farrer expressed concern over using effluent water to irrigate the property. Mr. Guzman explained that, as part of the permitting process, the Nevada Division of Environmental Protection (“NDEP”), will require demonstration that use of effluent can be done safely. This will most likely include the use of monitoring wells at the City’s cost. Member Pahl explained that the permitting process includes ensuring best efforts to control the amount of nitrogen applied to the effluent irrigated land. He described the method by which this is done. He commented that “the City is really in a crunch with what to do with their wastewater.” Member Farrer expressed support for utilizing effluent water. “... This seems to me a natural place for it if it wasn’t for the River and an aquifer and the drainage.” In response to a question, Mr. Guzman advised that use of fresh water would be charged the same as for any other City water user. He acknowledged the concerns expressed over the use of effluent water, but noted that the agenda item addressed whether or not to purchase the properties. Discussion of the use of effluent water will take place “down the line.” The appropriate person to discuss effluent water use with the committee would be Public Works Director Andy Burnham.

Member McCubbin expressed opposition to the City owning the property if it is not to remain agricultural. Mr. Guzman advised that the Open Space Advisory Committee would agree. The property will be maintained “green,” the wetlands will be maintained, and the property will continue to be used as open space. Mr. Guzman acknowledged that the property can’t remain green without water. He suggested that the committee include, in its action, a recommendation to ensure that the property remain in its current state and use.

In response to a question, Mr. Guzman advised that Silver Saddle Ranch water rights were purchased by Carson City and most of them converted to quasi-municipal use. Member Pahl advised of having recently hiked at the Silver Saddle Ranch and described the conditions as very dry. He expressed concern over the same conditions arising at Buzzy’s Ranch. Mr. Guzman advised that the City irrigates approximately 80 acres at the Silver Saddle Ranch. In response to a question, he advised that effluent water will be transported to the property via an effluent line along Carson River Road to the site. In response to a further question, he advised that the cost of effluent has not yet been determined. Like any other use, such as at the golf course, Mr. Guzman anticipates having to cover the cost of extending effluent to the property. He expressed the belief that sufficient resources will be available to “make it happen.” In response to a question, he advised that part of the discussions of the specific content of the offer include provision of water rights. The water rights will continue on the property for a period of time, and the offer will specify that, during that period of time, the water will continue to be used for irrigation at the ranch.

In response to a question, Mr. Guzman reiterated that the existing wetlands on the property will be maintained. It is unknown as to whether any other commercial crop could be raised on the property. If this was possible, it likely would have already been done. Member Pahl advised that NDEP representatives have been considering setback requirements for effluent use. In response to a question, Mr. Guzman advised there will be no recreational component to the property at this point. There is the possibility of a trail at some time in the future. Mr. Guzman explained that open space trails can be designated as passive or active recreation, based on the character of the property. He advised that the trails anticipated for the property will be of a character that the Open Space Master Plan element and the Open Space Ordinance can fund and maintain for passive recreation.

CARSON RIVER ADVISORY COMMITTEE

Minutes of the June 6, 2007 Meeting

Page 3

Chairperson Zimmerman opened this item to public comment. (6:01:47) Jerry Vivant, a property owner adjacent to both the properties, acknowledged and expressed appreciation for the effort involved in developing the subject proposals. He expressed support for the recommendation of approval, and the hope that this will be a good fit for both property owners and for Carson City. He requested the committee members' support of staff's recommended motion. In response to a question, he expressed the opinion that the two farms being developed would have a definite impact on his property value. In response to a further question, he advised of an anticipation, when he purchased his property, that the adjacent properties would remain in their current state. He expressed the hope that the properties will be maintained in their current state.

Chairperson Zimmerman called for additional public comment and, when none was forthcoming, entertained a motion. **Member Pahl moved to recommend to the Open Space Advisory Committee and the Board of Supervisors approval of a purchase and sale agreement with the Andersen Trust for their property, on Andersen Ranch, and also with the Jarrard Trust for purchase of the Jarrard Ranch, with the desire that the City work to try to maximize the irrigation to the extent practical, and to preserve and protect the environment. Member McCubbin seconded the motion. Motion carried 5-0.** Chairperson Zimmerman thanked Mr. Guzman.

3-C. ACTION TO APPROVE JACOB FLANSBERG'S EAGLE SCOUT PROJECT TO ASSIST THE CARSON RIVER ADVISORY COMMITTEE TO PLAN AND ORGANIZE A CARSON RIVER WORKDAY; and 3-D. ACTION FOR THE CARSON RIVER ADVISORY COMMITTEE TO PLAN, ORGANIZE, AND SPONSOR A CARSON RIVER WORKDAY IN 2007 (6:05:40) - Chairperson Zimmerman introduced this item. Mr. Krahn introduced Jacob Flansberg, and reviewed the staff report. Member Rink provided a brief overview of his involvement in discussions of Mr. Flansberg's project.

(6:11:33)Mr. Flansberg reviewed the proposed project, as outlined in the agenda materials. Mr. Krahn provided additional detail, and noted the two dates being considered, September 29th or October 20th. Chairperson Zimmerman combined item 3-D with item 3-C at this point. Member Farrer commended Mr. Flansberg on the sophistication of his proposal and presentation. He expressed support for community projects. Mr. Flansberg acknowledged he plans to use sandy latex paint to protect the trees from beaver damage. In response to a further question, he advised he had not yet determined the method by which to apply the sandy paint.

Chairperson Zimmerman entertained a motion. **Member Rink moved to approve Jacob Flansberg's Eagle Scout project to assist the Carson River Advisory Committee to plan and organize a River work day on either Saturday, September 29th or Saturday, October 20th, with the committee's assistance to schedule and implement the project. Member Pahl seconded the motion.** Mr. Krahn acknowledged that the motion would sufficiently cover items 3-C and 3-D. He suggested allowing Vice Chairperson Pugsley, Member Rink, and Mr. Flansberg to finalize the details and report back to the committee at the August meeting. Chairperson Zimmerman called for public comment. (6:19:39) John Flansberg expressed support for the proposal. Chairperson Zimmerman called for a vote on the pending motion; **motion carried 5-0.**

CARSON RIVER ADVISORY COMMITTEE

Minutes of the June 6, 2007 Meeting

Page 4

3-E. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ENDORSEMENT OF MUSCLE POWERED'S CARSON CITY BICYCLE ROUTE MAP AND SAFE CYCLING GUIDE FOR THE CARSON RIVER AREA (6:19:54) - Chairperson Zimmerman introduced this item. Mr. Krahn invited Muscle Powered President Anne Macquarie to the meeting table, and provided a brief overview of the partnership between the City and Muscle Powered.

(6:20:51) Ms. Macquarie provided background information on the first and second editions of the bicycle route map. The second edition was included in the agenda materials. Ms. Macquarie discussed "issues" with the first edition bicycle route map, and advised that these seem to have been resolved by eliminating several routes from the second edition. She further advised that the map is part of the City's bicycle plan. She provided an overview of the second edition bicycle route map.

Mr. Krahn explained the purpose of the subject agenda item, and the difference between a recommendation of approval and a recommendation of endorsement. He advised that Ms. Macquarie had been working with City staff on the bicycle route maps for the past five to six years. He commended Ms. Macquarie, Project Manager Arleen Richartz, and Muscle Powered members on their coordination of the project with City staff. He related an anecdote, and discussed the tourism component to the bicycle route map. Ms. Macquarie advised that maps had been delivered to all the advertisers listed on the map.

Mr. Krahn advised that Ms. Macquarie has been assisting City staff with grant writing efforts. He commended Muscle Powered for their cooperation and assistance. Chairperson Zimmerman thanked Mr. Krahn and Ms. Macquarie for their presentation, and entertained a motion. **Member McCubbin moved to recommend that the Board of Supervisors endorse the Muscle Powered / Carson City Bicycle Route Map and Safety Cycling Guide for the Carson River area. Member Pahl seconded the motion. Motion carried 5-0.**

3-F. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE CARSON RIVER AQUATIC TRAIL MAP AND TO AUTHORIZE CITY STAFF TO PUBLISH AND DISTRIBUTE THE MAP AT NO COST TO THE PUBLIC (5:33:45) - Mr. Krahn provided background information on this item, and discussed the intent to utilize the map as a planning document in the unified pathways master plan element and to provide a recreational map for the public. [Member Farrer arrived at 5:35 p.m.] Mr. Krahn provided an overview of the map, and advised of having presented a funding request to the Carson City Convention and Visitors Bureau. He referred to the May 3, 2007 request letter included in the agenda materials, and discussed the purpose of this item.

Chairperson Zimmerman called for questions or comments from the committee members and, when none were forthcoming, entertained a motion. **Member Farrer moved to recommend approval of the aquatic trail map and to authorize City staff to publish and distribute the map at no cost to the public. Member McCubbin seconded the motion. Motion carried 5-0.**

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (6:28:05) - Mr. Krahn referred to the grant matrix which he had distributed to the committee members and staff prior to the start of the meeting, and reviewed the same. He thanked Anne Macquarie for writing the grant, and noted the beneficial partnership with the Capitol Branch of the American Society of Civil Engineers. At Mr. Krahn's

CARSON RIVER ADVISORY COMMITTEE

Minutes of the June 6, 2007 Meeting

Page 5

request, Ms. Macquarie provided background information on the grant application to build two bridges on the Mexican Ditch Trail. She advised that, in January of last year, the Muscle Powered Board of Directors decided to establish a long-term priority to assist the City in implementing the unified pathways master plan element. She discussed the “fantastic trail” which will be established once the bridges are installed and that portion of the linear park which goes under the freeway is completed. The trail will go from downtown Carson City, Roop Street adjacent to Governor’s Field, all the way out to Silver Saddle Ranch for biking, walking, and equestrians. Ms. Macquarie expressed the opinion that “it’s going to start to put us on the map with having a really first-class urban trail system.” She expressed the hope that the community leaders will begin to understand that. Mr. Krahn advised that Ms. Macquarie and Open Space Assistant Ann Bollinger had accompanied him to present the grant application to the Nevada State Parks Recreational Trail review committee. He further advised of having received word, earlier in the day, that both bridges and the linear park trail grant funding were recommended for approval. He expressed appreciation to Ms. Macquarie for her part in assisting to secure the funding. Ms. Macquarie advised that the American Society of Civil Engineers are contributing a great deal of professional services, details of which she reviewed.

Mr. Krahn displayed and reviewed signage associated with the Carson River Aquatic Trail. He advised that the signage is scheduled to be installed by the coming weekend. Chairperson Zimmerman thanked Mr. Krahn for his report, and Ms. Macquarie for her presentation.

MEMBERS’ ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (6:37:17) - None.

5. FUTURE AGENDA ITEMS (6:37:25) - Mr. Krahn suggested agendizing a presentation by Public Works Director Andy Burnham on the City’s effluent plan at the next meeting. He provided an overview of the tentative August agenda.

6. ACTION ON ADJOURNMENT (6:38:40) - Member Pahl moved to adjourn the meeting. Member McCubbin seconded the motion. Motion carried 5-0.

The Minutes of the June 6, 2007 Carson River Advisory Committee meeting are so approved this 1st day of August, 2007.

CHARLES ZIMMERMAN, Chair